135.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	894,300 / 894,300
					USE VALUE:	894,300 / 894,300
					ASSESSED:	894,300 / 894,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91		ARLMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALLON DEREK W
Owner 2:	GALLON JOY E
Owner 3:	
Street 1:	91 ARLMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VALLELY PAUL V & DEANNA -
Owner 2:	-
Street 1:	91 ARLMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,698 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Clapboard Exterior and 2288 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9698.000	312,100	13,400	568,800	894,300
Total Card	0.223	312,100	13,400	568,800	894,300
Total Parcel	0.223	312,100	13,400	568,800	894,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.93 | /Parcel: 390.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 87097

GIS Ref

GIS Ref

Insp Date 03/30/01

Parcel ID 135.0-0003-0008.0

!10531!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,100	13400	9,698.	568,800	894,300	894,300	Year End Roll	12/18/2019
2019	101	FV	260,300	14000	9,698.	533,200	807,500	807,500	Year End Roll	1/3/2019
2018	101	FV	260,300	14000	9,698.	440,800	715,100	715,100	Year End Roll	12/20/2017
2017	101	FV	260,300	14000	9,698.	405,200	679,500	679,500	Year End Roll	1/3/2017
2016	101	FV	260,300	14000	9,698.	369,700	644,000	644,000	Year End	1/4/2016
2015	101	FV	235,600	14500	9,698.	362,600	612,700	612,700	Year End Roll	12/11/2014
2014	101	FV	235,600	14500	9,698.	337,000	587,100	587,100	Year End Roll	12/16/2013
2013	101	FV	235,600	14500	9,698.	320,600	570,700	570,700		12/13/2012

PRINT

Date	Time
12/11/20	00:49:36

LAST REV

Date	Time
06/18/08	13:14:04
bobr	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10531

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALLELY PAUL V	36030-150		8/1/2002		519,000	No	No		
CERUNDOLO JOANN	22687-584		12/4/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2006	1085	Redo Bat	7,800			G8	GR FY08	
12/4/1996	632		10,000					CABANA AND SHED

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2007	Permit Visit	BR	B Rossignol
11/30/2002	MLS	MM	Mary M
3/30/2001	Inspected	197	PATRIOT
11/7/2000	Hearing Chag	201	PATRIOT
12/1/1999	Mailer Sent		
11/3/1999	Entry Denied	256	PATRIOT
11/3/1999	Measured	256	PATRIOT
8/2/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87097
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9698		Sq. Ft.	Site		0	80.	0.73	9									568,753						568,800	

Total AC/HA: 0.22264 | Total SF/SM: 9698 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 568,753 | Spl Credit | Total: 568,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01454496
Adj $ / SQ:	130.115
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403643
Depreciation:	91506
Depreciated Total:	312137

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

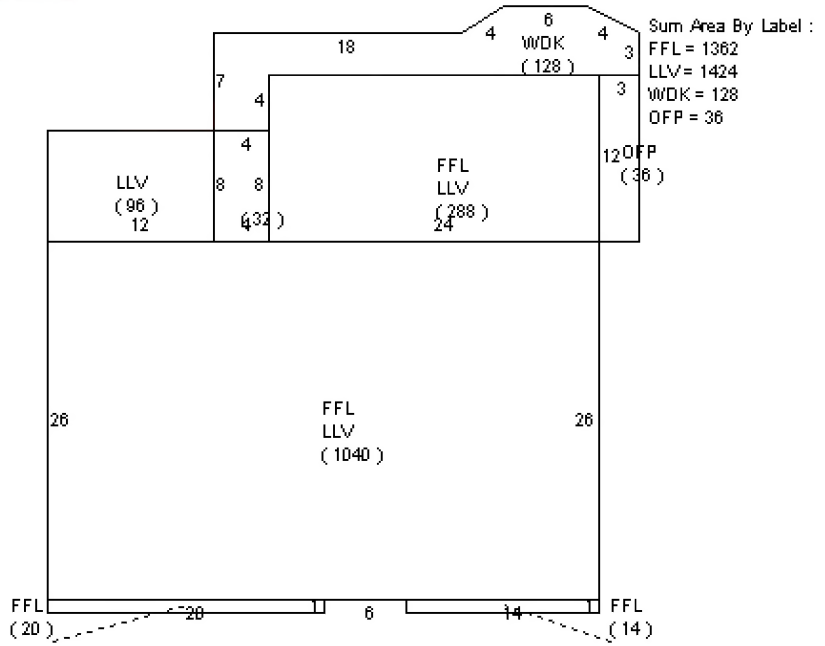
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	130.12
Special Features:	0	Val/Su Net:	105.80
Final Total:	312100	Val/Su SzAd	229.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
LLV	Lower Level	1,424	87.100	124,025
FFL	First Floor	1,362	130.120	177,217
WDK	Deck	128	14.010	1,794
OFP	Open Porch	36	44.640	1,607
	Net Sketched Area:	2,950	Total:	304,643
Size Ad	1362	Gross Are	2950	FinArea 2288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 135.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
31	Barn	D	Y	1	12X24	A	GD	1990	19.42	T	17.4	101			4,600			4,600
12	Pool-Gunite	D	Y	1	16X32	A	AV	1970	22.87	T	39.2	101			7,100			7,100
22	Wood Deck	D	Y	1	16X12	A	AV	1990	11.21	T	23.2	101			1,700			1,700

More:	N	Total Yard Items:	13,400	Total Special Featues:		Total:	13,400